



Two Ground Floor Office Suites Available Individually or Combined
Suite 1 & 2 Victory House, 5 Henley Way, Lincoln, LN6 3QR

Rent From £15,000 Per Annum to £30,000 Per Annum

We are delighted to offer to let this very well-presented ground floor office accommodation within Victory House, prominently located on Doddington Road within Lincoln's primary business district. The accommodation is available as two separate office suites or combined, having shared kitchen and WC facilities and extending, in total, to 243 sq.m (2,615 sq.ft). The office accommodation benefits from air-conditioning throughout and includes 18 car parking spaces which include four electrical vehicle charging points and there is additional visitor parking space available.



Suites 1 & 2 Victory House, 5 Henley Way, Lincoln, LN6 3QR



LOCATION

Located just off Doddington Road, within Lincoln's prime business district, there is excellent access to the City Centre with the A46 Bypass being located close-by. Neighbouring occupiers include a range of established business consultancies and there are restaurants, leisure facilities and retail outlets close-by.

DESCRIPTION

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ACCOMMODATION

The office space has a shared entrance hallway with intercom system and there is a passenger lift to the upper floor. The offices are divided into two suites as set out below:

SUITE 1

An open-plan space extending to 129 sq.m (1,390 sq.ft), currently accommodating 12 work stations together with archiving facilities.

SUITE 2

Comprising a reception area, together with five individual offices partitioned with high quality glazing and extending to 114 sq.m (1,225 sq.ft).

The floor plan attached shows the layout of the accommodation.

The office suites, as described above, are available either individually or combined.

COMMUNAL AREAS

The building entrance provides access to both of the ground floor suites and access to the rear where there are male and female WC (including disabled) facilities, kitchen facilities and a passenger lift providing access to the first floor.

SERVICES

Mains electricity and water are connected to the building. The office benefits from LED lighting and air-conditioning throughout. CCTV is installed at the building.

EPC Rating - D(81)

LEASE TERMS

The office suites are available either individually or combined on Internal Repairing & Insuring Leases. On an individual basis, each suite is available to let at a rental of £15,000 per annum excluding VAT. Leases will be subject to three yearly rent reviews and the payment of a deposit may also be payable.

BUSINESS RATES

Rateable Value - £24,250 for Suite 1 or 2 combined. This will require revaluing if the office suites are let individually.

Small Business Multiplier (2024/2025) 49.9p in the £.

The property qualifies for Small Business Rates Relief, depending on individual circumstances.

VAT

VAT is chargeable on the rent charged and the service charge.

LEGAL COSTS

The ingoing Tenant will be responsible for the Agent's referencing fee (£150 inc VAT) together with the Landlord's reasonable legal costs associated with preparing the Lease (further details available on request).





SERVICE CHARGES

A Service Charge is levied to contribute towards the costs of heating, lighting, building maintenance and all internal and external communal areas. The Service Charge is payable quarterly in advance on the usual quarter days.

VIEWINGS

By prior appointment through Mundys.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 015 22 55 60 88 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

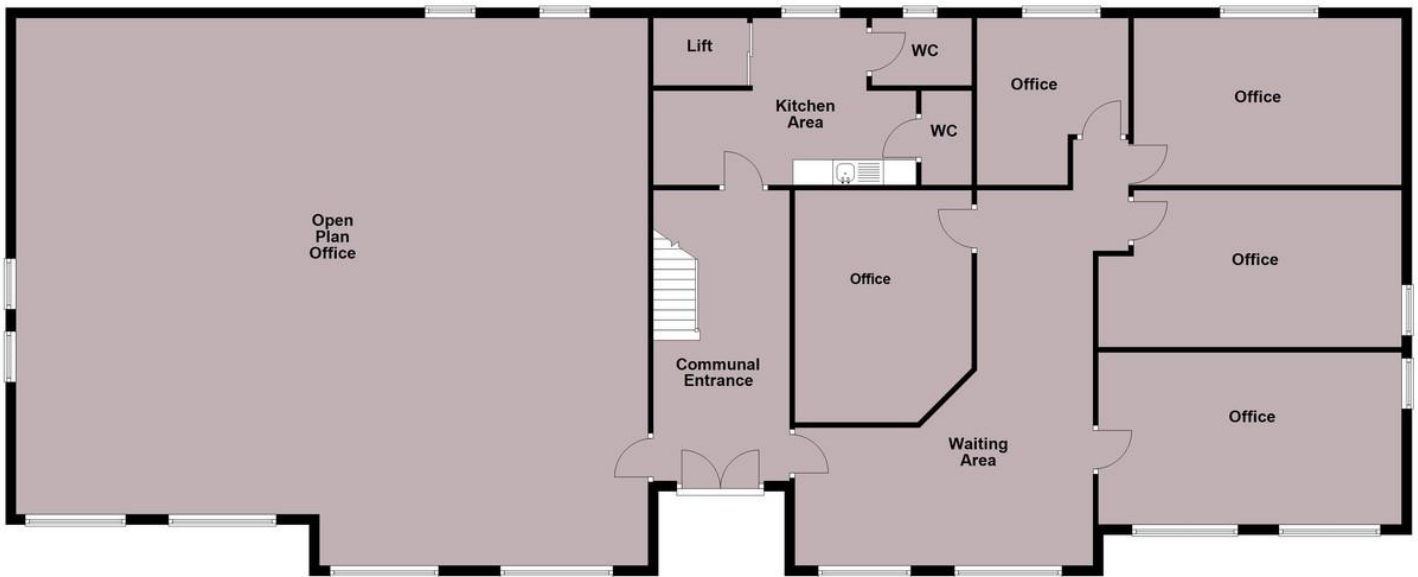
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

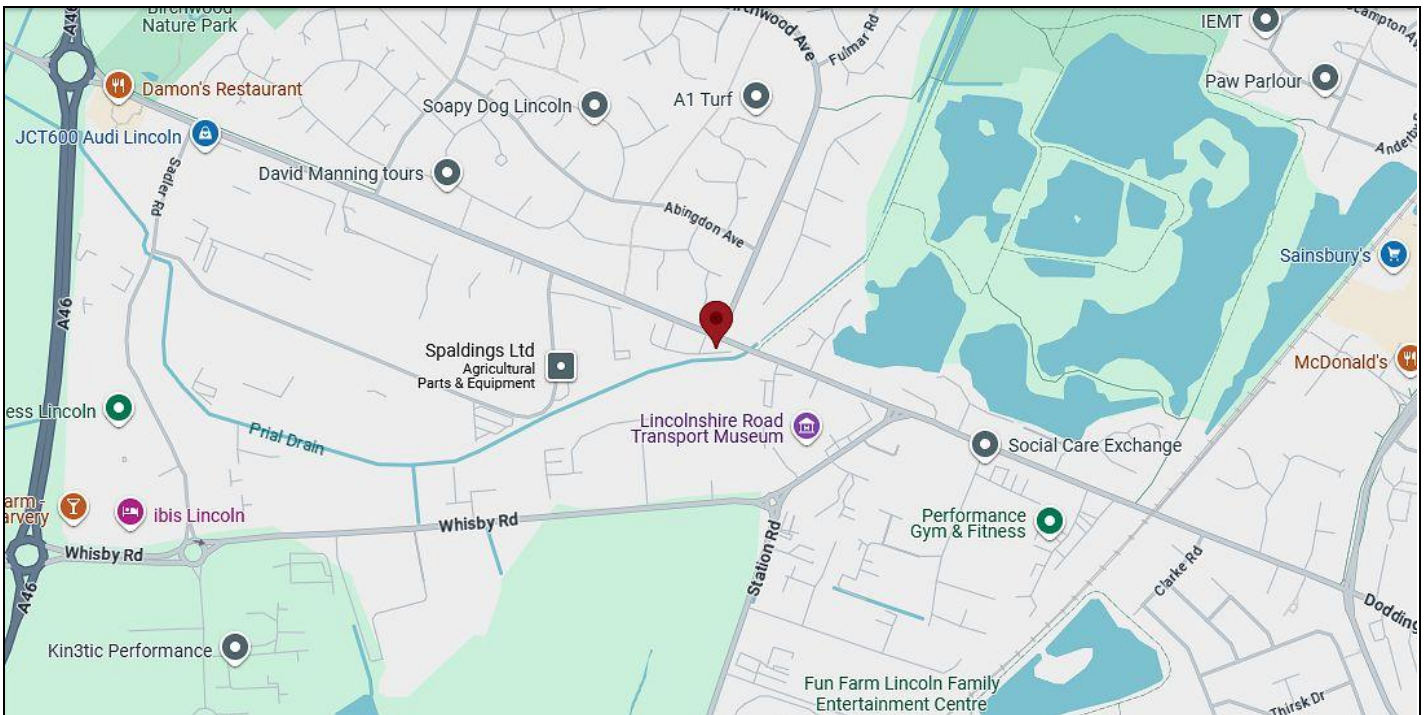
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 280.5 sq. metres (3019.1 sq. feet)



Total area: approx. 280.5 sq. metres (3019.1 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

